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HEALDSBURG GENERAL

POLICIES PLAN

1978

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HEALDSBURG GENERAL
POLICIES PLAN
1978

prepared by

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INTRODUCTION

The General Policies Plan is an official public document adopted by the City Council as a policy guide for making decisions concerning the conservation and development of the community. The Plan is a dynamic tool which guides, evaluates and coordinates the development, revitalization and preservation of the community. Because it is general, it continues to be useful as a development guide as the community grows and accomplishes its goals.

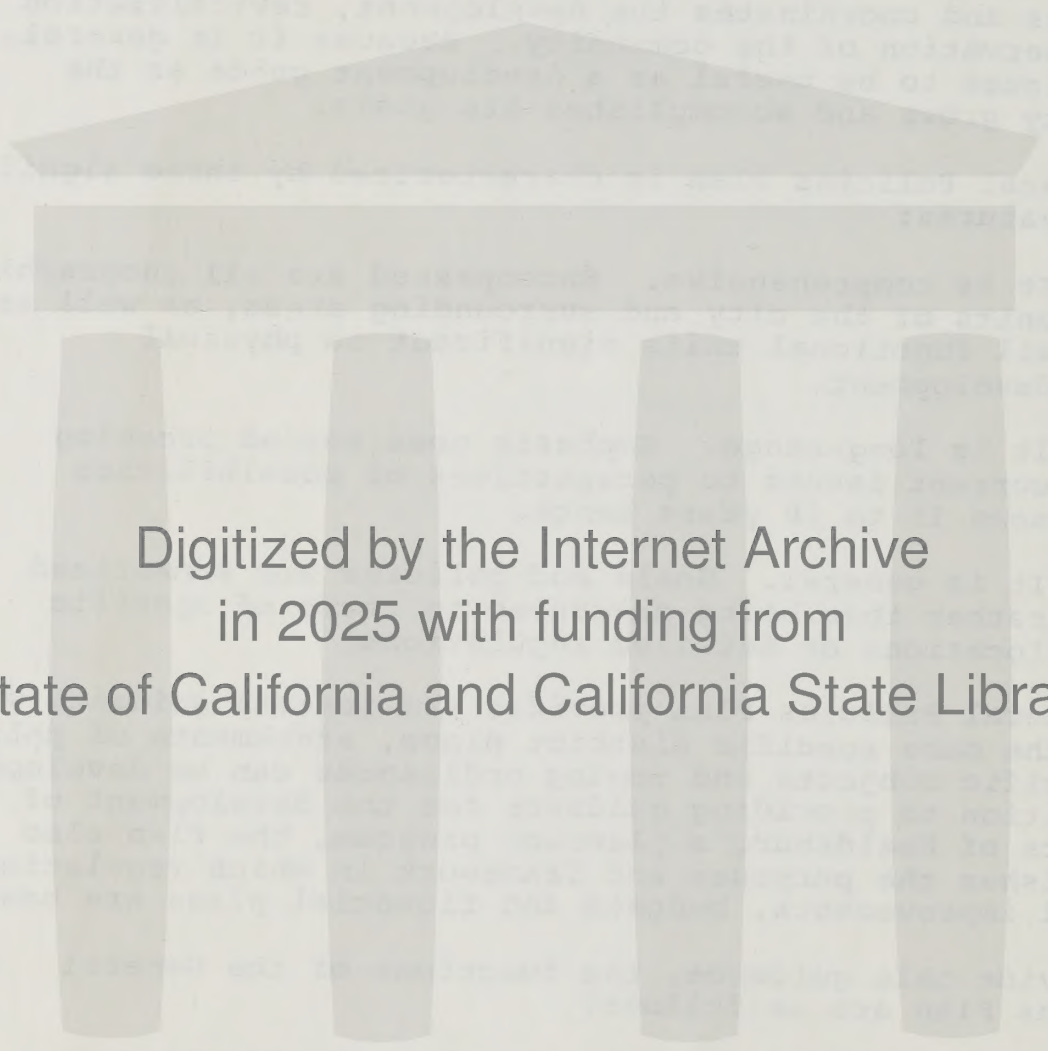
The General Policies Plan is characterized by three significant features:

- It is comprehensive. Encompassed are all geographic units of the city and surrounding areas, as well as all functional units significant to physical development.
- It is long-range. Emphasis goes beyond pressing current issues to perspectives of possibilities some 15 to 20 years hence.
- It is general. Goals and policies are summarized rather than being presented in terms of specific locations or detailed regulations.

The General Policies Plan provides the general guidance with which the more specific district plans, statements of policy on specific subjects and zoning ordinances can be developed. In addition to providing guidance for the development of the elements of Healdsburg's planning program, the Plan also establishes the purposes and framework in which regulations, capital improvements, budgets and financial plans are based.

To provide this guidance, the functions of the General Policies Plan are as follows:

A statement of official policy--This plan is an official statement of policy for the City and as such, provides the residents of this community with a convenient way of knowing what this City's goals are for its future; likewise, it provides City officials and staff members with a clarification of these goals and direction for their work. In the absence of more specific district plans, this document provides a logical basis for resolving subdivision and zoning proposals and for the preparation of capital improvement programs and community improvement and revitalization programs. For private organizations and individuals, this



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plan will indicate how proposed development projects relate to officially recognized planning policies.

An estimate of the future--In order to determine what City policies should be, attempt must be made to understand what the future has in store for Healdsburg. Because the General Policies Plan is long-range and comprehensive, this document provides the City with a means for projecting things to come. The plan, looking ahead for a period of approximately twenty years, recognizes community changes and needs that might not be immediately apparent. The comprehensive nature of the plan permits future trends and projections to be analyzed as they relate to one another and thus provides a check as to the accuracy of individual projections.

A device for coordinating local needs--The Policies Plan acts as the device to integrate the various land uses and physical installations into a coordinated community. The way the Policies Plan achieves this end is by coordinating the more specific district plans to meet the community-wide needs. It will usually be the responsibility of the district plans to provide direction for the physical expression of the human activities in the City, and it is the Policies Plan which coordinates the provisions of the district plans to obtain the general community-wide goals and policies.

A device for coordinating City and regional policy--In order to coordinate this community development with its regional setting, the Policies Plan not only takes into account the policies originating within the confines of the City, but also the plans held by neighboring communities and other city agencies; the single purpose plans and programs developed by the various organizations that deal with such things as parks, schools and highways; and the comprehensive plans developed by the County and regional agencies involved in planning.

A source of information--The initial step in the preparation of a General Policies Plan is a general survey of the community to determine its social, economic, and physical composition. The data gathered and studies and forecasts made are useful to City officials, technicians, and the general public as a basis for making decisions and as background information for the preparation of other elements in the City's planning programs. This information is contained in the Initial Study which was prepared prior to the formulation of the Policies Plan.

LAND USE

GOAL A

It is the goal of the City of Healdsburg to preserve and enhance the unique natural, agricultural and urban characteristics of the community while accomodating suitable new development.

POLICIES

- A-1 All land use decisions within the city and the planning area will take into consideration the protection and preservation of the area's agricultural industry.
- A-2 All lands classified as prime agricultural soils outside the urban expansion area shall be limited to agricultural uses.
- A-3 Land uses adjacent to prime agricultural areas shall be very low residential in density and character of land use.
- A-4 Land uses in the city shall be consistent with the goals and policies of other elements in the general plan.

GOAL B

It is the goal of the City of Healdsburg to consider existing land use and environmental constraints in determining the residential density of land within the planning area.

POLICIES

- B-1 Allow only low density residential development in the hill area which separates Healdsburg from the Digger Bend area.
- B-2 The flat and hilly areas due north of Healdsburg should contain a mixture of low and medium density residential development.
- B-3 Lands west of Highway 101 and north of Dry Creek Road should have a very low residential density.
- B-4 Lands west of Highway 101 between Dry Creek Road and the confluence of the Russian River and Dry Creek should be used for agriculture.
- B-5 Medium and high density residential development is most appropriate in and adjacent to the central commercial area and along portions of Healdsburg Avenue.
- B-6 A mix of low, medium and high residential density will be allowed adjacent to the central commercial area. Medium and high density shall only be allowed when it does not result in a change in the visual character of the area or increase traffic and parking problems.

GOAL C

It is the goal of the City of Healdsburg to preserve, enhance, and restore a balance and soundness to the city's commercial and industrial base.

POLICIES

- C-1 Encourage development and growth downtown as the city's main commercial center; allow the creation and improvement of convenient goods satellite shopping areas.
- C-2 Utilize present industrial land area for industry and resist encroachment of residential uses into these areas.
- C-3 Vigorously encourage the removal of vacant, obsolete, commercial and industrial buildings, which lack historical significance, in order to clear the landscape of hinderances to healthy development.
- C-4 In the vicinity of Dry Creek Road and Healdsburg Avenue a commercial complex to support residences in northern Healdsburg should be developed.
- C-5 The area around the Dry Creek Road-Highway 101 interchange should be used for highway commercial activities.
- C-6 Cooperate with surrounding communities and governmental jurisdictions in achieving balanced physical, social, and economic development in the region.
- C-7 There is a need to have a precise development plan prepared for the city's downtown commercial center. The plan should address commercial land use in the downtown, traffic circulation and parking needs, and the design and character of the district.

- C-8 Commercial land use in the City shall be divided into four categories: light commercial, retail commercial, service commercial and highway commercial. Uses allowed in any one of the commercial areas shall be prohibited in the remaining other commercial areas, unless duplication is deemed appropriate by the City.
- C-9 Retail commercial is best suited for the downtown area and the commercial area provided for at the intersection of March - Dry Creek Roads and Healdsburg Avenue.
- C-10 Service commercial is best suited for the property along the west side of Healdsburg Avenue in the area south of March Road.
- C-11 Light commercial is best suited for the property along the east side of Healdsburg Avenue.
- C-12 Highway commercial should be located on lands where there is a significant amount of through traffic.

GOAL D

It is the goal of the City of Healdsburg to manage future growth in order to insure the orderly development of the city, the logical extension of urban services, preservation of the area's agricultural industry, and the protection of the city's natural resources and environmental setting.

POLICIES

- D-1 Future growth in Healdsburg shall be limited by an urban expansion line and the holding capacity of the planning area; rather than the availability of unimproved land in the planning area and the capacity of public facilities and services.
- D-2 A twenty-year urban expansion line shall be designated on the General Plan Land Use Map. This means that annexation shall not occur outside that area until the year stipulated on the urban expansion line.
- D-3 It is the policy of the city to direct urban expansion to the north.
- D-4 Annexation to the south will be limited to that area across the Russian River shown as industrial and commercial on the general plan map.
- D-5 Annexation of the Fitch Mountain resort home area shall not be undertaken until adequate public improvements have been made by the residents of the area.
- D-6 Those undeveloped areas on the Peninsula south of Highway 101 between Russian River and Dry Creek which are presently in the city should be deannexed.
- D-7 Annexation of the Chiquita area located west of Highway 101 should be phased over the 20 year planning period in order to direct urban expansion to the north and to reduce development pressure on nearby agricultural land.

- D-8 The City of Healdsburg understands the growth inducing impacts of annexation; therefore annexation policies should be developed by the city to regulate future urban growth.

GOAL E

It is the goal of the City of Healdsburg to have a zoning ordinance, subdivision ordinance and annual budget which is consistent with the goals and objectives of the General Plan.

POLICIES

- E-1 Revise the city's Zoning Ordinance to be consistent with the intent of the General Plan.
- E-2 Revise the city's subdivision ordinance to be consistent with the new State Subdivision Map Act.
- E-3 It is recognized that the city's annual budget is a major instrument in implementing the goals and policies of the General Plan.
- E-4 There is a need to establish a priority list for general plan implementation.

CIRCULATION

GOAL A

It shall be the goal of the City of Healdsburg to have a local transportation plan that provides alternate modes of circulation.

POLICIES

- A-1 The city should design a bicycle and pedestrian path system.

A-2 Bicycle and pedestrian paths should be linked with commercial and industrial areas in the city.

A-3 Bicycle and pedestrian paths should also be designed and layed out for recreational use.

GOAL B

It is the goal of the City of Healdsburg to develop and maintain a circulation network and transportation system which will balance land use with transportation demand and fiscal resources.

POLICIES

B-1 A north-south arterial roadway should be constructed and located adjacent to Highway 101. The new roadway should parallel the freeway from Mill Street to Dry Creek Road.

B-2 Extend March Avenue east to Fitch Mountain Road.

B-3 University Avenue should be widened, and extended north as development occurs, thereby providing another major north-south arterial.

B-4 Chiquita Road should be extended southeast around the hills and connecting with the future extension of University Avenue.

GOAL C

It shall be the goal of the City of Healdsburg to have a roadway system that provides safe and efficient service for the movement of goods and the travel needs of the city's residents.

C-1 Alternate north-south arterials to Healdsburg Avenue shall be provided.

C-2 The city's major arterials should link the residential areas with the commercial and industrial areas.

C-3 The city shall give a high priority to transportation projects which are designed to improve the efficiency, safety and quality of the existing roadway system.

GOAL D

It shall be the goal of Healdsburg to have a circulation system that provides for the unmet needs of the socially, economically and physically disadvantaged.

POLICIES

D-1 The city will support county-wide projects and programs designed to meet the needs of the social, economic and physically disadvantaged.

D-2 The city will undertake a program to remove physical barriers and provide safe, easy access for the handicapped in office, commercial and industrial areas of the city.

GOAL E

It shall be the goal of Healdsburg to have a railroad line which provides for the movements of goods and materials in the city's industrial areas.

POLICY

- 1 The city will work with the North Western Pacific Railroad and local industry in providing for the rail transportation needs of the community.

GOAL F

It is the goal of the City of Healdsburg to have a transportation system which provides for increased access into and within the downtown business district.

POLICIES

- F-1 The City of Healdsburg will work with the downtown businessmen and the citizens in developing a transportation system for the downtown.
- F-2 A study of downtown traffic conditions shall be undertaken to determine the circulation and parking needs of the central business district.
- F-3 Alternate modes of financing public improvements in the downtown shall be considered.

GOAL G

It is the goal of the City of Healdsburg to maintain the Healdsburg Airport as a base for light aircraft only.

POLICIES

- G-1 Residential land use will not be allowed within the airport zone.
- G-2 The airport will only be expanded to accomodate additional light aircraft.

CONSERVATION AND OPEN SPACE

GOAL A

It is the goal of the City of Healdsburg to protect and preserve those natural and man-made resources in the planning area which combine to create the city's unique geographic setting and rural character.

POLICIES

- A-1 The city will enact regulations designed to protect and preserve the community's natural setting.
 - A-1.1 The top of Fitch Mountain and adjacent slopes should be preserved in their natural state.
 - A-1.2 The ridgelines of the hills which form the north-eastern boundary of the city shall not be developed.
 - A-1.3 Both the Russian River and Dry Creek, and their adjacent environs shall be preserved to enhance water quality and maintain an area of high wildlife and aquatic diversity.
 - A-1.4 All new developments in the hill areas shall be required to preserve some of the natural landscape.
- A-2 The city will undertake a survey to identify structures or areas of historic or cultural value, and take all necessary steps to conserve them.

A-2.1 Special provisions should be made to allow historic structures to be utilized for occupancy by residents or businesses.

A-3 All new large construction sites, public and private, should be archaeologically investigated.

GOAL B

It is the goal of the City of Healdsburg to conserve prime agricultural soils for agricultural use and to protect agricultural lands from encroaching urbanism.

POLICIES

B-1 The city will not annex or extend urban services to areas with prime agricultural soils.

GOAL C

It is the goal of the City of Healdsburg to protect and improve the water quality of rivers, streams, and the water table in the planning area.

POLICIES

C-1 The city should implement a program to replace old sewer lines in the city.

C-2 Industries and businesses, adjacent to rivers and streams, which have the potential to pollute shall be identified and methods taken to control pollution.

C-2.1 The city actively supports viable recommendations and regulations, of the Regional Water Quality Control Board.

C-3 Areas designated as agricultural and open space are necessary to insure a balance in the ground water recharge system.

GOAL D

It is the goal of the City of Healdsburg to preserve land and water areas essential for the survival of significant and rare wildlife species.

POLICIES

D-1 Areas of high, diverse wildlife habitat shall be preserved through a reduction in intensity and density of allowable development, by minimizing grading and replanting and encouraging cluster development.

D-2 Along aquatic and riparian habitats the city should require an adequate water course setback applicable to roads, septic tanks and structures. Uses incompatible with the wildlife habitats shall be prohibited.

GOAL E

It is the goal of the City of Healdsburg to protect significant mineral deposits for present and future needs.

POLICIES

GOAL F

It is the goal of the City of Healdsburg to preserve irreplaceable scenic resources in the planning area to the maximum extent possible.

POLICIES

F-1 The city will urge the County to enact regulations designed to protect important viewsheds surrounding the city.

F-2 Annexation and zoning can be used to encourage compact development and discourage urbanization of significant scenic lands.

F-3 The city encourages planned unit developments, in large acreage areas, which provide significant amounts of open space and provides for public access to water ways and open space areas.

F-4 Public utilities should be consolidated on sites and should not be located in areas of high visual value.

F-4.1 Undergrounding of utilities shall be required in all new developments.

F-4.2 Undergrounding of utilities is encouraged during renovation and rehabilitation of existing developments.

F-5 Design improvements such as landscaping, painting and obsolete sign removal should be undertaken at the major intersection providing access to the city from Highway 101.

GOAL G

It is the goal of the City of Healdsburg to promote energy and water conservation through appropriate land use, building and transportation policies.

POLICIES

- G-1 Land use and circulation plans should be designed to conserve energy.
- G-2 Insulation in all new and renovated buildings is urged to conserve energy.
- G-3 New buildings should be sighted and designed to take advantage of available sunlight.

ENVIRONMENTAL SAFETY

GOAL A

It is the goal of the City of Healdsburg in adopting the Environmental Safety Element to prevent loss of life, to reduce injuries and property damage and to minimize economic and social dislocations which may result from earthquakes, other geologic hazards, fires and floods.

POLICIES

- A-1 All faults shown on the map which was prepared as part of Geology, Soils and Hydrology Section of the Initial Study shall be considered active faults, unless and until evidence to the contrary is developed through field investigations.
- A-2 When any subdivision of land or any significant structure is proposed on a site on or adjacent to an active fault,

detailed geologic investigations shall be undertaken to improve the accuracy of the mapping and characteristics of identified or inferred fault traces. Such investigations among other things, may include deep trenching.

- A-3 To define the relative degree of risk in various parts of the planning area so that this information may be used as a guide for risk avoidance for new construction and for risk abatement of existing development.
- A-4 To minimize the risk to human life from structures located in hazardous areas.
- A-5 To plan for appropriate uses of land in high risk areas.
- A-6 To insure that facilities whose continuing functioning is essential to the city and facilities needed in the event of emergency are so located and designed that they will continue to function in the event of fire or natural disaster.
- A-7 To facilitate post-disaster relief and recovery operations.
- A-8 To increase public awareness of geologic, flood and fire hazards and of means available to avoid or mitigate the effects of these hazards.
- A-9 The City of Healdsburg understands the high degree of exposure it has to seismic and geologic hazards identified in the Initial Study, and it is the policy of the city to minimize the risks, present and future, to life, limb and property in the event of a seismic or geologic occurrence.
- A-10 The city shall establish risk zones (low), (moderate) and (high) using the criteria and standards presented in the

Initial Study and shall delineate the boundaries of the zones on a Risk Map of the planning area.

- A-11 Future sites of public buildings, critical use buildings and involuntary use facilities should not be located in areas of high risk.
- A-12 Structures with a high occupancy load should not be located in high risk areas.
- A-13 Residential densities and the intensity of commercial development shall be compatible with the risk associated with the site and zoned accordingly.
- A-14 In those instances in which roads or utility lines must cross landslide areas, for reasons of convenience or necessity, special design and construction techniques shall be employed to assure a high degree of usability and permanence.

GOAL B

It is the goal of the City of Healdsburg to reduce the level of risk in high and moderate risk areas.

POLICIES

- B-1 Detailed geologic, soils and engineering reports should be required in areas of high and moderate risk.
- B-2 All proposed developments shall be reviewed against the Slope Stability Map, copies of which are on file at the City Hall. Soils and geologic reports shall be responsive to the information indicated on these maps.

B-3 Existing large acreages shall not be subdivided into small single family lots in high risk areas unless and until adequate mitigating measures are assured.

B-4 Low density zoning and/or the concept of clustering may be utilized in high and moderate risk areas.

GOAL C

It is the policy of the City of Healdsburg to maintain those geologic characteristics contributing to the low and lowest risk levels of an area.

POLICIES

C-1 There should be minimal disruption by a project to factors such as consolidated ground material, vegetative cover and deep ground water table.

C-2 Natural slopes should be maintained and existing vegetation preserved especially in hillside areas. When change in natural grade or removal of existing vegetation is required, remedial measures are to be employed to restore or provide appropriate vegetative cover and to control storm water runoff. In specific application these policies will be tempered by the needs for fire safety.

GOAL D

It is the goal of the City of Healdsburg to establish a procedure for updating the geologic and slope stability maps of the city.

POLICIES

D-1 Future geologically caused utility damage and incidents of landslide shall be recorded and mapped.

- D-2 In those instances where detailed geologic and hydrologic data has been provided for a given site within the city the appropriate maps should be updated to reflect the information.
- D-3 Personnel responsible for the continuous updating of the data should be assigned.
- D-4 Such data should be kept in as central a location as possible where there is ready access to the information.

GOAL E

It is the goal of the City of Healdsburg to reduce existing structural hazards and to provide standards to prevent future structural hazards.

POLICIES

- E-1 A structural inventory of critical, involuntary and high occupancy structures in high and moderate risk areas should be taken.
- E-2 Priorities for inventory, evaluation and abatement of structural hazards should be established.
- E-3 The city should investigate the availability of State or Federal sources which would fund a hazard abatement program.
- E-4 Standards provided by the current Uniform Building Code should be adhered to; other standards may be developed on recommendation of the City Staff for areas of high environmental risk.

GOAL F

Critical facilities in the Healdsburg planning area should be designed and constructed to withstand the "maximum probable" earthquake and remain in service.

POLICIES

- F-1 The structural integrity of all existing critical facilities in the city should be reviewed and those critical facilities which are found unable to meet Goal F above should be strengthened or dedesignated as critical facilities.

GOAL G

It is the goal of the City of Healdsburg to reduce high levels of risk in fire prone areas.

POLICIES

- 6-1 High density development should be discouraged in high fire prone areas.
- 6-2 Measures such as adequate access, water facilities, vegetation, clearance around structures, building spacing, construction materials, refuse removal, etc. shall be considered in any development proposal.

GOAL H

It is the goal of the City of Healdsburg to make citizens aware of the information regarding fire safety.

POLICIES

- H-1 Fire hazard condition warning systems, evacuation plans and procedures for high fire prone areas of the city should be specified.
- H-2 Encourage citizens, especially those in fire prone areas of the city, to attend fire prevention and fire control programs.

GOAL I

It is the goal of the City of Healdsburg to minimize flooding in areas prone to inundation.

POLICIES

- I-1 Changes in topography and the placement of structures in the planning area's drainage basins should be designated so as not to increase the potential of flooding in other areas of the city.
- I-2 Vegetation removal, soil compaction, and the creation of impervious surfaces should be minimized throughout the planning area.
- I-3 It is the policy of the City of Healdsburg to inform the citizens on potential flood prone areas.
- I-4 Prepare evacuation plans for flood prone areas and distribute information to affected residents.
- I-5 The Army Corp of Engineers and the County Flood Control District should be requested to reevaluate the 100 year flood plain line of both the Russian River and Dry Creek.

NOISE

GOAL A

It is the goal of the City of Healdsburg to control noise levels in all areas of the city through effective planning, land use regulations and zoning controls.

POLICIES

- A-1 The city should enact zoning, building and subdivision ordinances which employ effective techniques of noise control.
- A-2 The city will eliminate or reduce effectively all unnecessary, excessive and offensive noises from all sources that are subject to municipal control.
- A-3 Ensure that new development takes place only where the noise level is within the limits of acceptability, or where it can be reduced to an acceptable limit.
- A-4 The city shall support efforts by persons, groups or organizations engaged in developing and implementing noise control procedures. This includes State and Federal noise regulation efforts.
- A-5 Until the city formally adopts noise standards for the community, the EPA noise level standards by land use as listed in the Noise section of the Initial Study should be used.

SCENIC HIGHWAYS

GOAL A

It is the goal of the City of Healdsburg to identify and maintain scenic highways within the community that provide both physical and visual access to the city, its commercial center, open spaces and other areas of high visual value.

POLICIES

- A-1 That Healdsburg Avenue, Westside Road, Dry Creek Road, Fitch Mountain Road and U.S. Highway 101 be declared scenic highways and that they represent a visual value in the planning areas, and should be enhanced and preserved as a visual link to open spaces and the community's historical urban features.
- A-2 The Westside Road, Dry Creek Road and Fitch Mountain Road remain two lane roads in keeping with the scale of the planning area.
- A-3 That the city request the County and the State to concur with the scenic highway designations.
- A-4 The city should develop a design plan which establishes criteria for controlling development on lands adjacent to scenic highways, and sets standards for building facades and signing in the urbanized areas.
- A-5 The city will seek sources of funding to implement the Scenic Highways Element.

PARKS AND RECREATION

GOAL A

It is the goal of the City of Healdsburg to develop park land in a way that integrates individual recreational needs both passive and active, indoor and outdoor, into a cohesive city-wide system.

POLICIES

- A-1 The city should develop a city park which contains the necessary acreage and facilities to meet the needs of local families; which within themselves have the need for a diversity in recreational facilities in one location.
- A-2 The city will take aggressive action to insure that adequate park land is available and so located as to meet the needs of present and future residents of the community.
- A-3 The park system should be designed as a vehicle to foster neighborhood and community activities.
- A-4 Bicycle and pedestrian paths should be encouraged throughout the park system, with the city providing designated routes, acquiring easements and right-of-way access.
- A-5 The city will protect park and recreation areas against encroachment or acquisition for other uses.
- A-6 Park and recreation sites should be selected and developed so as to be adaptable to the changing recreational and/or educational requirements of the people using the facilities.

GOAL B

It is the goal of the City of Healdsburg to integrate the schools (public and private) and commercial recreational facilities with the park and recreation element.

POLICIES

- B-1 The city will work in conjunction with all potential recreational land-holding organizations, promoting joint planning, joint acquisition, joint development and joint use and maintenance of recreation and park sites.
- B-2 The development of neighborhood elementary school/parks should be as an integrated comprehensive site design, the principal being the school in the park.
- B-3 The city recognizes the need for a community swimming pool, and the possibility of a joint venture-joint use facility.
- B-4 The city recognizes the immediate need for a cultural performing arts facility.

GOAL C

It is the goal of the City of Healdsburg to capitalize on the areas unique geographical and topographical assets, climate and character to develop recreation resources and to provide facilities throughout the city to meet the present and future needs of the population.

POLICIES

- C-1 Where feasible, the open space element will be combined or linked to provide a visual and physical continuum of park and greenway throughout the city.
- C-2 Sites of ecological, archaeological and historical significance shall be preserved and protected.

- C-3 The City of Healdsburg recognizes the recreational value of its surrounding scenic area and will therefore promote its preservation.

GOAL D

It is the goal of the City of Healdsburg to use the powers of zoning and subdivision ordinances, the city budget and private investors to provide recreational facilities in presently developed and future developed areas of the city.

POLICIES

- D-1 All recreation facilities donated by developers shall be coordinated with the parks and recreation element, and these facilities shall be open to all residents of the city.
- D-2 Where feasible the city should consider the possibility of privately run recreational facilities rather than publicly owned and operated.
- D-3 The park standards contained in the 1973 General Plan should be reviewed and updated by the Parks and Recreation Commission at least once every two years, and any recommendations for revisions shall be submitted to the City Council for approval.

HOUSING

GOAL A

It is the goal of the City of Healdsburg to have housing types and programs which will enhance the community's living environment and diversity of population.

POLICIES

A-1 Discourage rapid and disruptive population growth.

A-1.1 Residential densities should be compatible with the seismic safety, safety, conservation, open space and circulation elements of the General Plan.

A-1.2 The City of Healdsburg and the County of Sonoma shall work together to limit residential expansion to those areas within the 5, 10 and 15 year urban expansion lines.

GOAL B

It is the goal of the City of Healdsburg to provide safe and decent housing for all age and economic segments of the community's population.

POLICIES

B-1 The city will encourage new housing which provides units that meet the needs of the towns diverse age and income groups.

B-1.1 Low and moderate income housing will be encouraged in the city's medium and high density residential areas. Such housing will be encouraged by allowing densities at the higher end of the range when low and moderate income housing is insured.

B-1.2 The city will encourage, support and promote housing programs on Federal and State levels which will help achieve social and economic diversity in Sonoma County and Healdsburg.

B-1.3 The city will encourage housing which provides for a mixture of income groups in all areas of the community.

B-2 The city recognizes the need to work with Sonoma County in identifying the very low and low income households within the community.

B-2.1 The city will work with Sonoma County in identifying the special housing needs of large families, minorities, elderly and the handicapped in the community.

B-2.2 Since Healdsburg itself does not constitute a housing market, the city will work with Sonoma County to develop a fair share allotment of very low and low income housing for all communities in the County.

B-3 The city will act as a referral service in conjunction with the Sonoma County Housing Authority to assist Healdsburg residents in obtaining low and moderate income housing.

GOAL C

It is the goal of the City of Healdsburg to improve the condition of the city's existing housing stock in order to provide a safe and decent home for all citizens of the community.

POLICIES

- C-1 The city will conduct a survey of the housing stock to identify structures in need of rehabilitation, and the various code violations needing correction.

- C-2 The city will work in conjunction with Sonoma County to establish a program to encourage and finance housing rehabilitation.

- C-3 The city will encourage county and state tax incentives and freezes on reassessment of rehabilitated homes in order to insure that retired persons and other low income households are not forced from their homes due to high property taxes.

GOAL D

It is the goal of the City of Healdsburg to provide through zoning, sites for future housing which are designed to meet the needs of all age and economic segments of the population.

POLICIES

D-1 Residential densities in Healdsburg will be directly related to all elements of the general plan.

D-1.1 Residential density classifications will be as follows:

- Very low - 0-1 dwelling unit (du)/acre
- Low - 1.1-4 du/acre
- Medium - 4.1-8 du/acre
- High - 8.1-16 du/acre

D-1.2 High density residential development will be allowed where sites are of low environmental risk and adequate transportation and commercial services are available.

D-1.2.1 High density developments are best placed only near major arterials.

D-1.2.2 High density development should provide a market for local business.

D-1.3 Medium density development should be located in transition areas between high and low density residential areas.

D-1.4 Low density residential development should be located in hillside areas with appropriate slope development regulation.

D-1.5 Very low density development should be located in areas designated as extreme safety hazards.

D-1.5.1 Very low density development should be used as a buffer between agricultural lands or open space, and more densely urbanized areas.

D-2 The city will establish a policy which prohibits discrimination in rental and sales housing against minorities and families with children.

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